RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson
Batch # 1097733
02/05/2024 10:21:58 AM
Fees: $13.00 Taxes: $740.00

Davidson County
DEEDWARR
2 pgs

20240205-0007811

State of Tennessee
County of Davidson

**WARRANTY DEED**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

2024-7

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st day of January, 2024

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Affix Seal) Notary Public
My Commission Expires: 4/27/2025

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ANCHOR TITLE, LLC**
3010 Poston Avenue,
Nashville, TN 37203

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Music City Financial, LLC<br>103 Claiborne Street<br>Nashville, TN 37210 | NEW OWNER | 093.16-0-210.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **JDG Investments, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Music City Financial, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

BEING LOT 96, AS SHOWN ON THE MAP ENTITLED MAURY AND CLAIBORNE'S ADDITION TO SOUTH NASHVILLE, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 21, PAGE 84 AND 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JDG INVESTMENTS, LLC BY WARRANTY DEED FROM FRANK L. BEALSEY AND WIFE, GWENDOLYN Y. BEALSEY DATED NOVEMBER 9, 2020 AND RECORDED ON NOVEMBER 16, 2020 IN INSTRUMENT NO. 20201116-0134955, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

**( ) unimproved**
**This is ( X ) improved property know as** 103 Claiborne Street, Nashville, TN 37210.

**TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.**

Witness my/our hand(s) this 31st day of January, 2024.

JDG Investments, LLC,
By: Jamont Gordon, Managing Member

State of Tennessee )
County of Davidson )

Before me, the undersigned authority of the state and county mentioned, personally appeared Jamont Gordon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member ( or other officer authorized to execute the instrument) of JDG Investments, LLC, the within named bargainor, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the JDG Investments, LLC, as Managing Member.

Witness my hand and seal this 31st day of January, 2024.

NOTARY SIGNATURE
Notary Expires: 07-06-2027

